



11/6/15

GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
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- Milwaukee, WI

June 17, 2014
Revised October 26, 2015

Wisconsin Department of Natural Resources
2300 North Dr. Martin Luther King Drive
Milwaukee, WI 53212

Attention: Ms. Shanna Laube-Anderson

Subject: Change Order No. 3 - Proposed Additional Site Investigation and Cost Estimate
Martinizing Dry Cleaning Site
1730 State Street
Racine, Wisconsin
Project No. 1E-0909013
BRRTS No. 02-52-549890/FID No. 252251010

Dear Ms. Laube-Anderson:

Giles Engineering Associates, Inc. (Giles) has prepared this Change Order #3 which includes a scope of services and cost estimate on behalf of BMP Realty LLC, owner of the Martinizing Racine property (the "Site"), located at 1730 State Street, in Racine, Wisconsin (Figure 1). Based on our previous correspondence and dialog, it is our understanding that the Wisconsin Department of Natural Resources (WDNR) has requested that additional site investigation be completed to determine the vertical extent of contamination near soil boring GP-1/MW-2. In addition, Mr. Berry indicated that he had discussed the site investigation results with you and you indicated that additional groundwater sampling is required to establish the groundwater contaminant trends.

Background

The Site began operations in the early 1930's as a gasoline filling station in the early 1930s to 1970. In 1970, the Site became a self-service coin laundry mat and a dry cleaning facility, and is currently operated as a self-service coin laundry mat and a dry cleaner drop-off; dry cleaning operations were performed at the Site until approximately 2004. A Site Plan illustrating the current dry cleaner building layout and the configuration of the former gasoline station is included as Figure 2.

The results of the initial site scoping investigation (2007) and the site investigation (2010 to present) have shown that low level petroleum volatile organic compounds (petroleum VOCs) and elevated concentrations of chlorinated VOCs were detected in the soil and groundwater and are associated with the historic uses of the Site as a gasoline station and a dry cleaner. The detected petroleum VOCs in soil are generally present on the western region of the site at



concentrations below the WDNR NR 720 residual contaminant levels (RCLs) and are illustrated on Figure 3A. Chlorinated VOCs were detected in soil at levels exceeding the RCLs for protection of groundwater. The distribution of the generally appears to be beneath the building, and in the paved area immediately northwest of the building. The highest soil concentrations exceed the WDNR landfill standard for Contaminated-Out, Non-Hazardous Material and are located immediately north and west of the service door on the north side of the building. Figure 3B shows the general distribution of chlorinated VOCs.

The direction of groundwater flow has been generally to the south or southwest across the Site. However, a "mounded" groundwater condition was noted during groundwater sampling event performed in August, 2010 at the location of MW-2, situated north of the western portion of the structure, and December 2010 associated with monitoring wells.

The distribution of select petroleum VOCs in groundwater are also present on the western region of the site at concentrations below their respective WDNR Wisconsin Administrative Code (WAC) Ch. NR 140 Enforcement Standards (ES), but exceed their NR-140 preventative action limits (PALs); the distribution of petroleum VOCs in groundwater is illustrated on Figure 4A.

The detected chlorinated VOCs in groundwater are also present beneath the building, and in the paved areas immediately northwest, southwest, and southeast of the building at concentrations exceeding their respective Ch. NR 140 ES; the distribution of chlorinated VOCs in groundwater is illustrated on Figure 4B.

At this time, it is our understanding that additional site investigation activities are required to be completed to determine the vertical extent of contamination near soil boring GP-1/MW-2. In addition, additional groundwater sampling is required to establish the current groundwater contaminant trends, prior to bidding the remediation phase of this project.

Proposed Scope of Services

- Prepare this Change Order #3 to provide a detailed description of the proposed soil and groundwater sampling services and associated costs for WDNR review and approval.
- Complete one soil boring immediately north of the Site on the adjacent property to delineate the vertical extent of soil contamination near soil boring GP-1/MW-2 to 20 feet below ground surface (bgs). Soil samples will be collected using a 4-foot dual tube (closed) sampling system to minimize vertical cross-contamination between the shallow PCE impacted groundwater (perched in fill soil), and the deeper saturated soil sample intervals.
- Collect 3 soil samples including one sample soil from the interval 0 to 4 feet bgs in the unsaturated zone, and soil samples from the interval 14 to 16 feet bgs the interval 28 to 30 feet bgs, to provide the vertical profile of contamination and establish the vertical extent.





- Install a NR-141 variance 1-inch inside diameter piezometer (PZ-1) in the soil boring. The piezometer screen will be established from 15 feet to 20 feet with approximately 5 feet of separation from the bottom of the screen for MW-2 to determine the vertical gradient and groundwater quality.
- Perform two groundwater sampling events. An initial groundwater sampling event will be performed in conjunction with the direct-push soil sampling activities to assess the current groundwater conditions. Nine groundwater samples (and one duplicate sample) will be collected (per event) from the existing monitoring wells using low-flow sampling techniques. The groundwater samples will be submitted to a Wisconsin Licensed Analytical Laboratory for analysis of VOCs by U.S. EPA Method 8260.
- Install a sub-slab depressurization system within the existing building. The system will require two separate manifolds due to the presence of a structural wall down the center of the building.
- Install one vapor pin sampling port in the building of the adjoining property to the north to facilitate the collection of a sub-slab vapor sample. One sample will be collected from the sampling port and submitted for laboratory analysis for VOCs.
- Coordinate the transport and disposal of one drum of purge water from the groundwater sampling events.
- Prepare a Supplemental Investigation Summary. Giles will prepare a brief letter report, upon receipt of the results from the second groundwater sampling event. The letter report will summarize the tasks performed, results of soil and groundwater chemical analyses, results of the potential receptor survey, and provide recommendations for additional delineation, site characterization, monitoring, or remediation.

Cost

The estimated cost to complete referenced scope of services is \$19,745. A detailed cost summary is attached as Table 1 and also presented in the attached DERF Investigation Bid Sheet (WDNR Form 4400-233). The estimated costs have been prepared based on good-faith estimates submitted from select qualified commodity service providers based on the proposed scope of services. Due to the potential for WDNR revisions/additional to the scope of services, final compensation will be determined based on the actual lineal footage of borings drilled, waste disposal tipping and transportation fees, number of types of laboratory tests performed, and the actual costs for professional services. Also, it should be noted that the fees presented in the attached bid sheets do not include costs for expedited analytical turnaround time

If project costs are envisioned to exceed the estimated amount due to circumstances listed in NR169.21(2)(e), Giles will not incur additional costs in excess of \$3,000.00 or 5 percent of the total project amount (whichever is lower) without prior authorization from you and the WDNR. Additional communication, correspondence, or supplemental reporting is not included in the scope of services or cost estimate.






SCHEDULE

Giles anticipates four to five months from the anticipated date of authorization to proceed to complete through the completion of the proposed scope of services.

CLOSURE

Thank you for the opportunity to offer our engineering services. Should you have any questions relating to the proposed services or if we can be of additional assistance, please do not hesitate to call.

Respectfully submitted,
GILES ENGINEERING ASSOCIATES, INC.



Kevin T. Bugel, P.G., C.P.G.
Environmental Division Manager

ACCEPTED: BMP REALTY

BY: _____ (Signature) _____ (Printed name)

TITLE: _____ DATE: _____

- Figures: Figure 1; Site location Map
Figure 2; Site Plan
Figure 3A; Soil Analytical Results (Petroleum VOCs)
Figure 3B; Soil Analytical Results (Chlorinated VOCs)
Figure 4A; Groundwater Analytical Results (Petroleum VOCs)
Figure 4B; Groundwater Analytical Results (Chlorinated VOCs)

- Attachments: Table 1; Proposed Schedule of Fees
DERF Site Investigation Bid Sheet Form 4400-233 (R4/04)

- Distribution: Wisconsin Department of Natural Resources
Attn: Ms. Shanna Laube-Anderson

BMP Realty
Attn: Mr. Jason Berry





Source: USGS Racine South, Wisconsin 7.5-Minute Series (topographic) Quadrangle Map (1958; photorevised in 1971 and 1976)

Scale: 1:24,000
 Contour Interval: 10 Feet

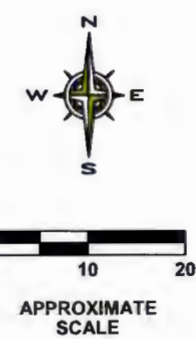
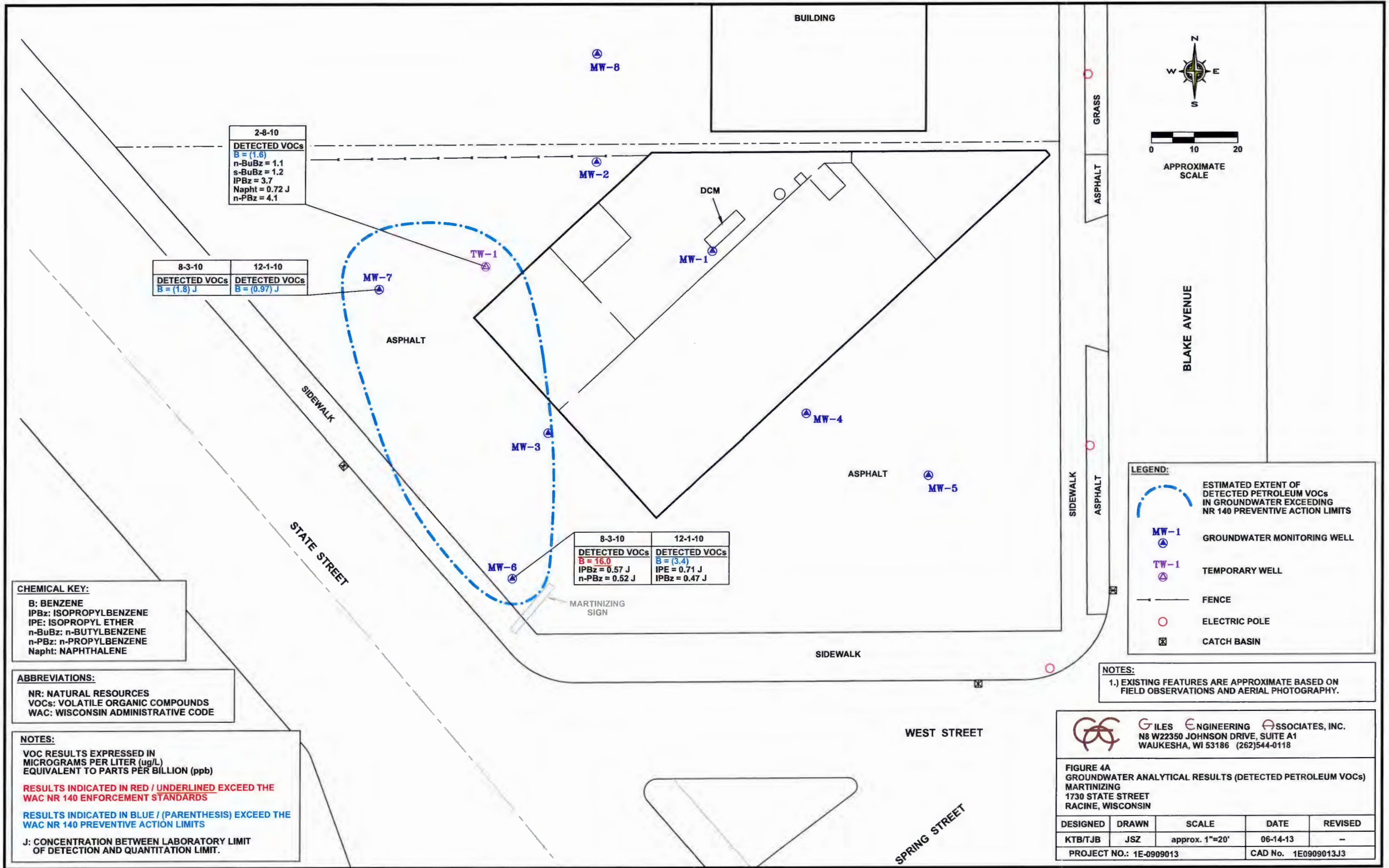


FIGURE 1
SITE LOCATION MAP

Martinizing Racine
1730 State Street
Racine, Wisconsin
Project No. 1E-0909013



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2-8-10	
DETECTED VOCs	
<u>B = (1.6)</u>	
n-BuBz = 1.1	
s-BuBz = 1.2	
IPBz = 3.7	
Naph = 0.72 J	
n-PBz = 4.1	

8-3-10	12-1-10
DETECTED VOCs	DETECTED VOCs
<u>B = (1.8) J</u>	<u>B = (0.97) J</u>

8-3-10	12-1-10
DETECTED VOCs	DETECTED VOCs
<u>B = 16.0</u>	<u>B = (3.4)</u>
IPBz = 0.57 J	IPE = 0.71 J
n-PBz = 0.52 J	IPBz = 0.47 J

CHEMICAL KEY:
 B: BENZENE
 IPBz: ISOPROPYLBENZENE
 IPE: ISOPROPYL ETHER
 n-BuBz: n-BUTYLBENZENE
 n-PBz: n-PROPYLBENZENE
 Naph: NAPHTHALENE

ABBREVIATIONS:
 NR: NATURAL RESOURCES
 VOCs: VOLATILE ORGANIC COMPOUNDS
 WAC: WISCONSIN ADMINISTRATIVE CODE

NOTES:
 VOC RESULTS EXPRESSED IN MICROGRAMS PER LITER (ug/L) EQUIVALENT TO PARTS PER BILLION (ppb)
RESULTS INDICATED IN RED / UNDERLINED EXCEED THE WAC NR 140 ENFORCEMENT STANDARDS
RESULTS INDICATED IN BLUE / (PARENTHESIS) EXCEED THE WAC NR 140 PREVENTIVE ACTION LIMITS
 J: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.

LEGEND:

- ESTIMATED EXTENT OF DETECTED PETROLEUM VOCs IN GROUNDWATER EXCEEDING NR 140 PREVENTIVE ACTION LIMITS
- GROUNDWATER MONITORING WELL
- TEMPORARY WELL
- FENCE
- ELECTRIC POLE
- CATCH BASIN

NOTES:
 1.) EXISTING FEATURES ARE APPROXIMATE BASED ON FIELD OBSERVATIONS AND AERIAL PHOTOGRAPHY.

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 WAUKESHA, WI 53186 (262)544-0118

FIGURE 4A
 GROUNDWATER ANALYTICAL RESULTS (DETECTED PETROLEUM VOCs)
 MARTINIZING
 1730 STATE STREET
 RACINE, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/TJB	JSZ	approx. 1"=20'	06-14-13	-
PROJECT NO.: 1E-0909013			CAD No. 1E0909013J3	

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BUDGET WORKSHEET: INVOICE SUMMARY

Supplemental Investigation Budget-Martinizing Racine
 1730 State Street, Racine, WI

Project Number: 1E-1003014

Phase	Description	Invoice #:	Invoice 2	Total Billed To Date	Budget Remaining	% Used (Current Budget)	% Task Complete
		Period Ending:					
		Invoice Date:					
		Budget					
TASK 01:	COORDINATION FOR OFF-SITE DRILLING ACCESS	\$645		\$0	\$645	0%	0%
TASK 02:	RESULTS SUMMARY AND SAMPLING PLAN PREP	\$1,525		\$0	\$1,525	0%	0%
TASK 03:	SHSP PREPARATION & UTILITY LOCATE	\$380		\$0	\$380	0%	0%
TASK 04:	DIRECT-PUSH SOIL SAMPLING	\$3,379		\$0	\$3,379	0%	0%
TASK 05:	MONITORING WELL INSTALL & DEVELOPMENT	\$5,515		\$0	\$5,515	0%	0%
TASK 06:	GROUNDWATER MONITORING & SAMPLING (2x)	\$3,051		\$0	\$3,051	0%	0%
TASK 07:	DATA REDUCTION	\$1,380		\$0	\$1,380	0%	0%
	Subtotal (Budgeted Activities)	\$15,875	\$0	\$0	\$15,875	0%	
		\$0		\$0	\$0	0%	0%
	Subtotal (Out-of-Scope)	\$0	\$0	\$0	\$0	0%	0%
	Total	\$15,875	\$0	\$0	\$15,875	0%	0%

Notes:

-2500
\$13,375 The requested change order amount, adjusted for the surplus unspent \$\$ in the approved cost.

BUDGET WORKSHEET: INVOICE SUMMARY

Initial Site Investigation Budget - Martinizing Racine
 1730 State State Street; Racine, WI

Project Number: 1E-0909013

Phase	Description	Invoice #:		Total Billed To Date	Budget Remaining	% Used (Current Budget)	% Task Complete
		Invoice 1					
		Period Ending:					
		Invoice Date:					
	Budget						
TASK 01:	SAMPLING PLAN PREPARATION	\$1,150	\$1,020.00	\$1,020	\$130	89%	100%
TASK 02:	SHSP PREPARATION & UTILITY LOCATE	\$565	\$250.00	\$250	\$315	44%	100%
TASK 03:	HSA SOIL BORING/MW INSTALLATION	\$6,165	\$5,000.00	\$5,000	\$1,165	81%	100%
TASK 04:	MW DEVELOPMENT	\$1,090	\$447.00	\$447	\$643	41%	100%
TASK 05:	GW SAMPLING (1 QTRLY EVENT)	\$1,665	\$1,418.00	\$1,418	\$247	85%	100%
TASK 06:	DATA REDUCTION & SI REPORT PREPARATION	\$5,200	\$411.00	\$411	\$4,789	8%	8%
	Subtotal (Budgeted Activities)	\$15,835	\$8,546	\$8,546	\$7,289	54%	0%
		\$0		\$0	\$0	0%	0%
		\$0		\$0	\$0	0%	0%
		\$0		\$0	\$0	0%	0%
		\$0		\$0	\$0	0%	0%
	Subtotal (Out-of-Scope)	\$0	\$0	\$0	\$0	0%	0%
	Total	\$15,835	\$8,546	\$8,546	\$7,289	54%	0%

Notes:

(\$4,789)

\$2,500 The remaining surplus unspent \$\$ less the report costs is \$2,500.